

## 2 bed terraced house to buy in DH4

Burn Terrace, Herrington Burn, Houghton  
Tyne and Wear, DH4 4JZ

**£84,950** Offers Over

- ✓ Two Bedrooms
- ✓ No Upper Chain
- ✓ Close to Local Amenities
- ✓ EPC - C
- ✓ EPC Rating C

**FOR  
SALE**



## Summary

- Property Type: Terraced House - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: Offers Over £84,950
- Tenure: Freehold

## Description

Well-Presented 2 Bedroom Terraced Home – Burn Terrace, Shiney Row

Welcome to this charming two bedroom terraced home, ideally situated in the ever-popular Burn Terrace, Shiney Row. Well kept throughout, this delightful property offers a fantastic opportunity for first time buyers, downsizers or investors alike with having a potential rental income of £650pcm.

Internally, the home boasts a spacious lounge filled with natural light, a well-proportioned kitchen with ample storage, and a family bathroom. Both bedrooms are generously sized and neutrally decorated, ready to move straight in.

Externally, the property benefits from a private rear yard and on-street parking. Located within walking distance of local shops, schools and excellent transport links, this is a superb location offering both convenience and a welcoming community feel.

A must-see home in a sought-after area — early viewing is highly recommended!

Council Tax Band: A

Tenure: Freehold

EPC Rating: C

## External Front



## Lounge

5.195m x 4.799m (17'0" x 15'8")



## Kitchen

2.921m x 2.468m (9'7" x 8'1")



## Bathroom

2.388m x 1.72m (7'10" x 5'7")



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## Bedroom One

5.207m x 3.089m (17'1" x 10'1")



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## Bedroom Two

4.119m x 2.638m (13'6" x 8'7")



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## Exterior Yard





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Burn Terrace, Herrington Burn, Houghton Le Spring, Tyne and Wear, DH4 4JZ

Contact your local branch today for more information on this property:

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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